

Application ref: 2020/0284/P
Contact: Obote Hope
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Date: 12 March 2020

Development Management
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Prewell Bizley Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Inkerman Road
London
NW5 3BT**

Proposal: Installation of ground floor bay window to rear elevation, a new window to the rear elevation at roof level and replacement of existing front garden wall with railings.

Drawing Nos: 173 P2 02 REVA, 173 P2 10 REVA, 173 P2 20 REVA, 173 P2 21 REVA, 173 S2 02, 173 S2 10 and 173 S2 100.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 173 P2 02 REVA, 173 P2 10 REVA, 173 P2 20 REVA, 173 P2 21 REVA, 173 S2 02, 173 S2 10 and 173 S2 100.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of windows to the ground floor and roof of the host building to the rear elevation. To the front of the host building, it is proposed to replace the existing boundary wall with metal railings. The proposed bay window would be installed to the side elevation of an existing single storey ground floor rear extension following the removal of the existing door. The proposed bay window would be clad in black with single ply membrane and the discreet position of the bay window would ensure that it would not be visible from either public or private views. The proposed roof window would increase light into the stairwell, the proposed window would be triple glazed timber sash window. However, given the location, being to the rear at roof level the additional projection of the triple glazed window is considered acceptable in this instance.

The existing garden wall would be demolished and it is proposed to install metal railings that would be appropriate in design and appearance with neighbouring property's boundary treatments. The existing wall is not sympathetic to the host building, and the Council does not object to its loss. Overall, the proposed alterations to the front and rear elevations are considered acceptable in design, location and materials that would not be harmful to the appearance of the host building or the wider Inkerman Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed windows would not give rise to any impacts of neighbouring amenity, given its location at ground and roof level. The window to the rear roof

would not exacerbate levels of overlooking; similarly, the proposed bay window would look into the host building garden. The proposed railings would not be harmful to the neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2016; and of the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer